

USE AGREEMENT

This USE AGREEMENT, entered into between the UNITED STATES OF AMERICA (hereinafter referred to as the "Government"), acting through the DEPARTMENT OF ENERGY (hereinafter referred to as "DOE"), and the City of Broomfield (hereinafter referred to as the "Grantor"),

WITNESSETH THAT:

WHEREAS, DOE, through its authorized representatives, agents, contractors, and subcontractors desires to perform, pursuant to Public Laws 95-91, Department of Energy Organization Act, and 96-463, Comprehensive Environmental Response, Compensation and Liability Act of 1980 as amended by 99-499, Superfund Amendments and Reauthorization Act of 1986, certain data-gathering, testing, exploration, and other work on the Grantor's portion of property described on the map attached hereto as Exhibit A in connection with DOE's Interagency Agreement dated January 22, 1991: and

WHEREAS, the Grantor owns and controls the property designated and described in Exhibit A;

NOW THEREFORE, it is agreed that:

1. The Grantor owns and controls certain real property (hereinafter referred to as the "Property"), designated and described in Exhibit A, and hereby grants to DOE, its authorized representatives, agents, contractors, and subcontractors without payment of any land use charge, right of entry in, across, and over the Property to carry out the environmental monitoring activities as described in Exhibit B; PROVIDED, that such right of entry is subject to existing easements for public roads and highways, public utilities, railroads and pipelines; PROVIDED FURTHER, that such grant of right of entry reserves to the Grantor, his heirs, executors, administrators, successors and assigns, all right, title, interest and privilege

as may be used and enjoyed without interfering with or abridging the rights hereby granted to DOE, its authorized representatives, agents, contractors, and subcontractors.

2. The Government shall be responsible for any loss or destruction of, or damage to, the Grantor's real and personal property caused by the activities of DOE in exercising any of the rights hereby granted in this Use Agreement: PROVIDED, that such responsibility shall be limited to restoration of such real and personal property to a condition comparable to its condition on the effective date of the Use Agreement by techniques of back-filing, seeding, sodding, landscaping, repair or replacement, and such other methods as may be agreed to between the parties.
3. The provisions of this Use Agreement shall be binding upon and shall inure to the benefit of the heirs, executors, administrators, personal representatives, successors, and assigns of the Grantor. The Grantor shall notify the Realty Officer if the Property is, or at any time during the term of the Agreement should become leased, sold, or otherwise transferred to another party. The "Realty Officer" means the person executing this Use Agreement on behalf of the Government, and any other officer or civilian employee who is properly designated Realty Officer; and the term includes, except as otherwise provided in this Use Agreement, the authorized representative of a Realty Officer acting within the limits of his authority. The Grantor shall also give written notice to any purchaser, lessee, or transferee of the applicability of the rights of the Government contained in this Use Agreement when such purchase, lease, or transfer takes place during the term of this Use Agreement.
4. The effective date of this Use Agreement shall be the date of execution by the Government. The term of this Use Agreement shall commence on the effective date hereof and shall continue for three years unless sooner terminated by the Government or Grantor by sixty-day prior written notice to the other.

5. Title to all personal property brought to the Property by DOE during the term of this Use Agreement shall remain in the Government, and such title shall not be effected by incorporation or attachment thereof to any property not owned by the Government, nor shall such personal property, or any part thereof, become a fixture or lose its identity as personal by reason of affixation to any realty. DOE shall remove all such personal property no later than 90 days after the expiration or termination of the Use Agreement.

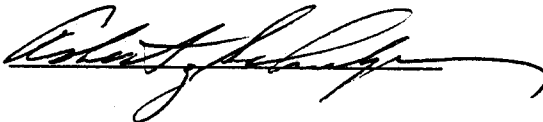
The Grantor shall not be liable for any loss of or damage to Government-owned or Government-Furnished property, or for expenses incidental to such loss or damage, except that the Grantor shall be responsible for any such loss or damage (including expenses incidental thereto) which results from the willful misconduct, gross negligence, or lack of good faith of the Grantor.

6. The Government shall have unlimited rights in all technical data first produced or specifically used in the performance of the work and experiments in connection with this Use Agreement. Further, technical reports from DOE contractors or subcontractors shall be required for delivery to the Government and shall be made available to the public without restriction. For the purposes of this Use Agreement, the terms "technical data" and "unlimited rights" shall have the same meaning as provided in 927.401/Department of Energy Acquisition Regulation (DEAR).
7. DOE shall obtain all necessary permits or licenses and abide by all applicable Government, state, and local laws, regulations, and ordinances.
8. If the Property is subject to any leases, subleases, or assignments of rights, the Grantor shall obtain the consent of the lessors, lessees, sublessees, and assignees as appropriate, to enter into this Use Agreement. Such consent shall be evidenced by their signatures in the space provided on the signature page.

In WITNESS WHEREOF, the parties hereto have executed this Use Agreement in several counterparts.

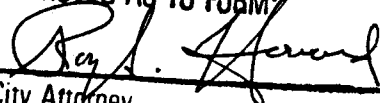
GRANTOR: City of Broomfield

UNITED STATES OF AMERICA
DEPARTMENT OF ENERGY

By: 

By: 

Steven R. Schiesswohl
RFO Realty Officer
Property & Information
Management Branch

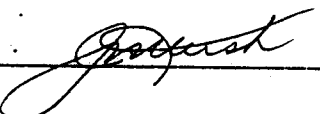
APPROVED AS TO FORM:

City Attorney

Rocky Flats Office
P.O. Box 928
Golden, Colorado
80402-0928

Date: 4/29/92

Date: 6/11/92

Concurred by EG&G Rocky Flats, Inc.
DOE Contractor, contract number
DE-AC04-90DP62349

By: 

Title: _____

Date: 5/20/92

Consented to:

Names

Interest

Signature

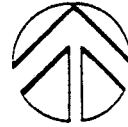


EXHIBIT A
VICINITY MAP
APRIL 10, 1992

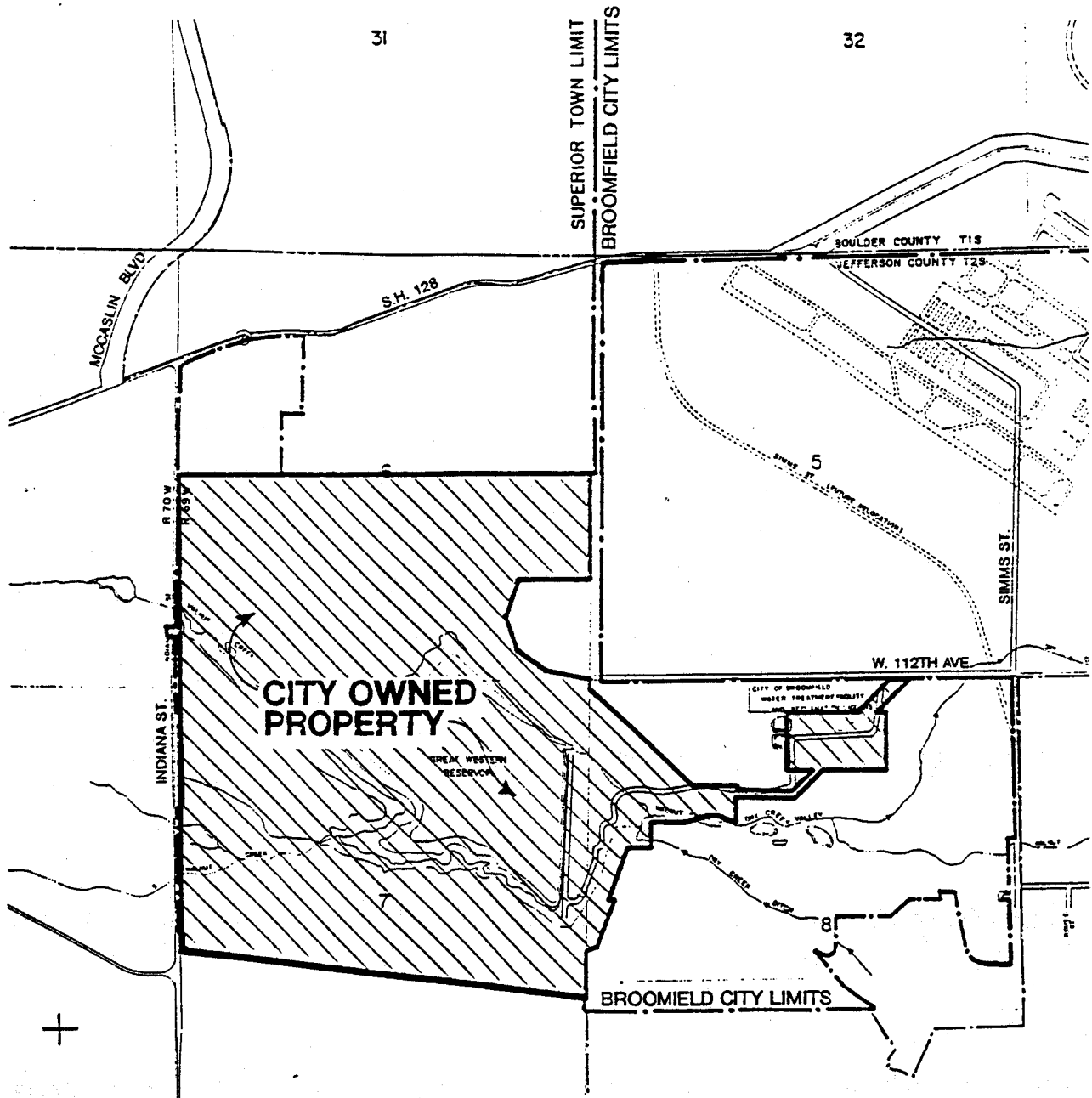


EXHIBIT B to Use Agreement

OU 3 RFI/RI SAMPLING ACTIVITY DESCRIPTIONS - CITY OF BROOMFIELD

The planned OU 3 sampling activities are detailed in the RFI/RI Work Plan. The Work Plan outlines the purpose, objectives, rationale and methods used to evaluate the presence or absence of contamination within OU 3. The Work Plan is based on the requirements of the Interagency Agreement (IAG) between the Department of Energy (DOE), the Environmental Protection Agency (EPA) and the State of Colorado Department of Health (CDH).

OU 3 sampling activities will begin during April, 1992 and are scheduled for completion by spring of 1993. A Final RFI/RI Report which details the results and conclusions from this study is scheduled for completion in January, 1994. The Access Agreement period is extended for three years to cover any follow up activities that may be required during development of the Final RFI/RI Report.

The map, attached to this correspondence, shows locations of most sampling activities. Specific locations of some sampling activities are not shown on the map. Some locations will not be defined until an initial site characterization is performed. All sample locations will be surveyed and marked with a metal survey pin, prior to, or during the sampling event. Field adjustments could be made at the time of sampling to adjust specific sampling locations. Sampling locations immediately adjacent to or contained within City of Broomfield property are also shown on the map. These sampling locations could overlap with Broomfield property. The attached Table 1 lists the sample type, sample number and approximate true state planer coordinates for known sample locations. Access across Broomfield property will also be needed to sample Church Ditch.

Sampling activities will not adversely effect environmental resources. OU 3 sampling activities on City of Broomfield property involve collection of soil, sediment, surface water, ground water, environmental and air data. The following paragraphs provide a general description of the sampling activities.

SOIL SAMPLING

A surface soil sample involves removing one quarter inch of surface soil from a 3 X 3 inch square in 25 locations within ten acres. The map sample number designation is PT.

A soil pit is an intrusive soil sampling activity that will require restoration upon completion. A backhoe is used to dig a four foot deep pit. Soil samples are then taken at selected intervals from the exposed face of soil. After sampling, the pit will be backfilled, seeded with native plant species and mulched to protect the surface soil during vegetation reestablishment. Soil pits can be sampled within one day, but if a pit is left unattended for any length of time the location will be clearly marked to avoid accidents. The map sample number designation is TR.

SEDIMENT SAMPLING

Sediment sampling involves removing a cross section of sediment with a hand scoop across a drainage or near-shore sediment location. The depth of the sample is approximately five inches. The map sample number designation is SD.

The United States Geological Survey (USGS) will also be collecting sediment samples from Great Western Reservoir for the OU 3 RFI/RI. The USGS will contact you separately to obtain an Access Agreement to sample reservoir sediments.

SURFACE WATER

Surface water sampling involves removing approximately two liters of water from a sample location. The map sample number designation is SW.

GROUND WATER SAMPLING

Two groundwater monitoring wells are planned for installation below Great Western Reservoir. A shallow alluvial well will be drilled, approximately 20 to 30 feet deep, and a bedrock well drilled to the first water producing sand encountered in the underlying bedrock. These wells will be sampled on a quarterly schedule. Well locations are not shown on the map.

ENVIRONMENTAL SAMPLING

Environmental sampling can be broken into two types; terrestrial and aquatic. Terrestrial sampling involves collection of soil, vegetation and animal parameters. Aquatic sampling involves collection of plant and animal species information wherever water exists long enough to develop an aquatic community. The range of environmental sampling is quite diverse. Environmental sampling can range from plant species identification and small mammal trapping to aquatic biota collection and seasonal bird counts. In most cases, animal collection involves live trapping to obtain information on species type and population numbers. The animals are then released. Some animal tissue samples may be taken. The exact nature and location of the environmental sampling will be determined following an initial site characterization program, thus environmental sample locations are not found on the map. Following an initial site characterization program the exact nature, location and type of data collection will be defined. The criteria used to make environmental sampling decisions is found in the OU 3 Work Plan.

AIR SAMPLING

The OU 3 air sampling program will incorporate a wind tunnel to investigate the resuspension potential of soil and sediments. Approximately four soil locations and six sediment locations will be evaluated by the wind tunnel. The sediment locations will be along the Great Western Reservoir shoreline. Specific locations will be determined following site characterization, thus air sampling locations are not shown on the map.

OU 3 SAMPLING ACTIVITIES - CITY OF BROOMFIELD

Table 1. List of sample type, sample number and approximate coordinates of known sample locations for OU 3 RFI/RI. Coordinates are based on the true state plane coordinate system.

<u>SAMPLE TYPE</u>	<u>SAMPLE NUMBER</u>	<u>NORTH COORDINATE</u>	<u>EAST COORDINATE</u>
Surface soil	PT14092	753,667	2,094,875
	PT14192	749,588	2,094,859
	PT15092	753,542	2,099,000
	PT15192	749,583	2,099,125
	PT16092	750,319	2,103,200
Soil profile pit	TR02792	756,197	2,095,002
	TR02892	752,501	2,094,261
	TR02992	752,099	2,099,923
	TR03092	751,339	2,094,361
	TR03192	749,919	2,095,380
	TR03292	749,560	2,098,400
Sediment	SD00192	753,320	2,094,260
	SD00292	752,800	2,095,240
	SD00392	751,400	2,099,460
	SD00492	751,120	2,101,200
	SD00592	750,800	2,094,560
	SD00692	750,800	2,095,500
	SD00792	752,543	2,094,930
	SD00892	750,172	2,098,498
	SD02492	750,600	2,100,300
	SD05592	752,102	2,098,857
	SD05692	752,570	2,098,422
	SD05792	753,138	2,097,803
	SD05892	753,857	2,097,619
	SD05992	753,490	2,097,218
	SD06092	752,938	2,096,784
	SD06192	752,604	2,095,563
	SD06292	751,768	2,095,998
	SD06392	751,417	2,096,449
	SD06492	751,032	2,096,148

Sediment, Cont.	SD06592	750,631	2,096,449
	SD06692	750,698	2,096,968
	SD06792	750,765	2,097,519
	SD06892	750,364	2,098,305
	SD06992	750,196	2,098,756

Surface Water	SW00192	752,216	2,095,216
	SW00292	751,300	2,100,000
	SW00692	750,760	2,099,960

Ground Water Two groundwater monitoring wells are planned for installation below the Great Western Reservoir. A shallow alluvial well will be drilled, approximately 20 to 30 feet deep, and a bedrock well drilled to the first water producing sand encountered in the underlying bedrock. The specific locations have not been determined.

Environmental Following an initial site characterization program the exact nature, location and type of data collection will be defined. The criteria used to make environmental sampling decisions is found in the OU 3 Work Plan.

Air The OU 3 air sampling program will incorporate a wind tunnel to investigate the resuspension potential of soil and sediments. Approximately four soil locations and six sediment locations will be evaluated by the wind tunnel. Specific locations will be determined following a field site survey.